

Rosenberg Corey

From: Tony Baker <BAKERS@99W.US>
Sent: Thursday, May 04, 2017 3:50 PM
To: SHS Exhibits
Subject: HB 2004-A

T0: Oregon Legislative Body

REG: HB 2004-A

I am writing to verbalize my opinion of HB 2004-A. We are middle class, hard working people who made a decision years ago to invest in real estate. We have 4 rental units and belong to the Rental Owners Association of Lane County, and ORHA. We are decent landlords who try to work with our tenants in every situation. We have used the "no cause" eviction in several circumstances, but it is rare. This bill takes away the property rights of the owner who cannot dictate use for the property without a big penalty. One reason we may use the no cause eviction is to vacate the house for immediate family use. Perhaps our child may attend college in the town where we own a rental, or maybe we would like to have the rental unit for a parent who needs to downsize a home. We bought our rentals with these possible uses in mind. If this law passes, I will likely no longer invest in rentals. It is not a wise investment with the many laws that dictate use and management of the property. Many others feel the way I do, and if we all discontinue our real estate ventures then you won't have landlords or rentals and fewer houses available to those who need them. It is not my responsibility to pay for any moving expenses. I have lost money through the years cleaning up after tenants who have left places in horrible shape...I will not pay for them to find other housing. PLEASE: DO NOT PASS HB 2004-A

Sincerely~ Tony and Delaine Baker